



**NOTICE OF ADOPTION OF  
FINAL MITIGATED NEGATIVE DECLARATION,  
NOTICE OF EXEMPTION AND  
PLANNING COMMISSION PUBLIC HEARING  
(Held Electronically and Telephonically)  
Monday, December 13, 2021 at 6:00 pm**

**Goleta Valley Cottage Hospital (GVCH) Projects  
Hollipat Permanent Parking Lot and New Rehabilitation Aquatic Center  
334 & 351 S. Patterson Avenue  
APN's: 065-090-028 & 065-090-022  
City of Goleta Case No's. 19-080-DPAM & 20-0002-DPRV**

**ATTENTION:** The Virtual Meeting is held pursuant to Assembly Bill (AB) 361. The meeting will be Virtual because meeting in person would present imminent risks to the health or safety of attendees. The public may only view the meeting on Goleta Channel 19 and/or online at <https://www.cityofgoleta.org/goletameetings> and not in Council Chambers.

**NOTICE IS HEREBY GIVEN** that the City of Goleta Planning Commission will conduct a public hearing regarding the above mentioned Final Mitigated Negative Declaration, Notice of Exemption and development projects which are further described below as follows:

**LOCATION:** Teleconference Meeting  
Given the local, state, and national state of emergency, this meeting will be a teleconferenced meeting (with detailed instructions for participation included on the posted agenda)

**DATE/TIME:** Monday, December 13, 2021 at 6:00 PM

Heidi Jones of Suzanne Elledge Planning and Permitting Services (SEPPS) on behalf of Cottage Health has requested approval of the below described two projects.

**1. GVCH Hollipat Permanent Parking Lot**

**Project Description:**

In 2008, the City approved the construction of a 376 temporary parking at the southeast corner of Hollister and Patterson Avenues to provide parking during the reconstruction of the Hospital and the new Medical Office Building. The temporary parking was supposed to be removed and the area to be restored once the need for the temporary parking ended. GVCH has requested a Development Plan Amendment (DPAM) as follows:

- Formally permits retention and use of approximately 72% (270 spaces) of the temporary parking spaces on the project site. Specifically, the project would allow the permanent retention and use of 270 of the 376 parking spaces. The remaining 106 spaces of the temporary parking lot would be removed under a separate permit (19-0001-LUP) and the area would undergo habitat restoration per the original Demolition and Restoration Agreement entered into when the temporary parking lot was approved.
- Uses at least 87 of the proposed 270 permanent spaces to meet the parking requirement related to the new rehabilitation aquatics center at the GVCH.
- Uses the remaining spaces of the new permanent lot to provide parking for GVCH patients, visitors, and staff and the occasional use by the public to access nearby commercial uses when the commercial lots are full at peak times (i.e., lunch time). The permanent parking lot may also be used as a hospital disaster/emergency staging area and in support of community

events/needs. Proposes an Adjustment to development standards to allow 46 parking spaces located along the Patterson Avenue frontage to encroach 5 feet into the required 10-foot front setback.

Further, the project proposes to upgrade the site conditions and improvements to meet the City standards for a permanent parking lot. Site improvements include:

- Restriping parking spaces (including accessible parking spaces).
- New bicycle parking facilities.
- Minor repaving (some of which would reduce the heat island effect).
- Stormwater management improvements including a 7,800 sq. ft. detention basin in the southern portion of the site. The detention basin would pretreat and store up to 19,340 cubic feet of stormwater. The proposed basin would filter runoff and discharge to the existing drainage outlets in Patterson Avenue.
- Installation of new lighting, and landscaping.

Off-site public improvements are also proposed for Hollister Avenue and Patterson Avenue frontages, including improvements streetlighting, driveway aprons, and landscaping in compliance with City standards.

The required grading quantities for the site as a whole requires 1,700 CY Cut, 700 CY Fill and 1,000 CY export, including grading associated the 19-001-LUP for restoration. The subject project will require 1,600 CY cut and 0 fill.

**Project Location and Land Use Designations:** The Hollipat parking lot project is located on a portion (4.93 acres) of the 12.66 gross acre site at 334 S. Patterson Avenue in the Inland Area. The Assessor's Parcel Number for the property is APN. No.065-090-028. The GVCH Hollipat parcel has three zoning and land use designations: Office and Institutional (OI), Medium Density Residential (RM), and High Density Residential (RH) with a Hospital Overlay; the proposed parking permanent parking located in the OI land use designation.

**Environmental Review:** A Final IS/MND has been prepared pursuant to the requirements of the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §§15000, et seq.), and the City's Environmental Review Guidelines. The City of Goleta is acting as the Lead Agency for this project. The Final IS/MND identifies and discusses potential impacts, mitigation measures, monitoring requirements, and residual impacts for the identified subject areas. No significant and unavoidable impacts are identified as resulting from the project. Potentially significant effects on the environment can be mitigated to levels of less than significance in the areas of biological resources, cultural & tribal resources, Geology and Soils, and Noise.

## **2. GVCH New Rehabilitation Aquatic Center**

### **Project Description:**

Associated with the Hollipat project described above, GVCH is requesting approval of a Development Plan Revision with Adjustments to allow the construction of an aquatic center to support the Rehabilitation Center that will be relocated from Santa Barbara to the GVCH campus. The Rehabilitation program will result in an increase of 3 licensed beds within the hospital (the original DP approved a total of 88 beds, which 87 were constructed). Along with the existing 265 employees, 182 full time and part time staff (132 full time and 50 part-time) will be added to the site to staff the Rehabilitation program. There will be a total of 447 employees at the GVCH campus. The subject property is located at 351 S. Patterson Avenue (APN: 065-090-022) and is an 8.4-acre (367,272 square foot) parcel.

The GVCH currently operates under a Development Plan 07-171-DP as approved by the City of Goleta City Council per Resolution 08-63 in 2008. The proposed improvements will allow GVCH to offer an aquatic therapy pool and garden space, as well as service and care amenities to aid in physical therapy and rehabilitative medicine for individuals with medical needs. The proposed improvements include:

- A 3,663 square-foot pool with associated decks and a 423 square-foot breezeway.
- Roof mounted solar system (7 solar panels generating up to ~4300 kWh).
- A 1,757 square-foot pool equipment and utility building (West building).
- A 1,571 square foot restroom and locker room building (East building).
- A 1,267 square -foot therapy garden.
- A 106 square-foot outpatient entry vestibule.
- General landscaping improvements.
- Accessibility and pathway bollard lighting installations.
- 6 electric vehicle charging stations.
- 8 short term and 10 long term bicycle parking spaces.
- Rehabilitation of a 1,400 square-foot Inpatient Horticulture Therapy Garden.

The project will require 641 cubic yards of cut and 240 cubic yards of fill. Additional improvements include installation of bioretention basins and permeable pavement for storm water management, water, and sewer connections, a relocated fire hydrant, installation of truncated domes, as well as curb, gutter and sidewalk improvements.

The City has jurisdiction over the external changes only which includes the aquatic center facility and associated site improvements as described above. The Aquatic Center would be located in a existing hospital parking area and would result in a reduction of 25 parking spaces.

The following Adjustments are requested:

- 1) To allow 87 parking spaces to be located “off-site” in a location greater than 500-feet following a pedestrian path of travel at the Hollipat parking lot; and
- 2) To allow encroachment of a portion of the outdoor therapy pool use to encroach approximately 10'-15' into the 15' required street setback along with the western property line rear yard setback.

**Project Location and Land Use Designations:** This portion of the project is located at 351 S. Patterson Avenue in the Inland Area (APN No. 065-090-028). The General Plan Coastal Land Use Designation and zoning for the property is Office Institutional with a Hospital Overlay.

**Environmental Review:** The City has determined that the Project is exempt from further environmental review in accordance with the California Environmental Quality Act Guidelines pursuant to 14 California Code of Regulations. Specifically, the project is exempt based on § 15301(a) (Exterior alterations); §15303(e) (swimming pools); and § 15304(b) (minor alteration of land - new gardening or landscaping), A Notice of Exemption is proposed to be adopted for this project.

**CORTESE LIST:** The Project sites are not listed on the EnviroStor online database of hazardous site records maintained by the California Department of Toxic Substances Control TSC in coordination with the California State Water Resources Control Board consistent with Government Code § 65962.5 (the “Cortese list”).

**PUBLIC COMMENT:** Interested persons are encouraged to view the meeting and to provide written and/or oral comments. All letters/comments should be sent to [kdominguez@cityofgoleta.org](mailto:kdominguez@cityofgoleta.org). Letters must be received on or before the date of the hearing or can be submitted at the hearing prior to the conclusion of the public comment portion of the Public Hearing.

**IN LIGHT OF THE CITY'S NEED TO HOLD PUBLIC MEETINGS ELECTRONICALLY AND TELEPHONICALLY PURSUANT TO AB 361**, written comments may be submitted as instructed above or via email to: Kim Dominguez, Management Assistant, e-mail: [kdominguez@cityofgoleta.org](mailto:kdominguez@cityofgoleta.org) or by electronic means during the public hearing (date and time noted above), provided they are received prior to the conclusion of the public comment portion of the public hearing. In order to be disseminated to the Planning Commission for consideration during the Commission meeting, written comments should be submitted no later than noon on Monday, December 13, 2021. Material received after this time may not be reviewed by the Planning Commission prior to the meeting. Those who wish to participate in the public hearing must submit an email to [cityclerkgroup@cityofgoleta.org](mailto:cityclerkgroup@cityofgoleta.org) which states the item you want to speak to and provide your name, email, and phone number. More detailed instructions on how to participate in the public hearing and to provide comments during the public hearing will be included in the Planning Commission agenda which will be available on the City's website: <https://www.cityofgoleta.org/i-want-to/news-and-updates/government-meetingagendas-and-videos>.

**FOR FURTHER INFORMATION:** Additional information is on file at the City Planning and Environmental Review Department, Monday and Wednesday from 8:00am – 12:00pm at 130 Cremona Drive, Suite B, Goleta, CA 93117 or can be obtained by calling Supervising Senior Planner Mary Chang at (805) 961-7567 or [mchang@cityofgoleta.org](mailto:mchang@cityofgoleta.org). For inquiries in Spanish, please contact City staff at 805-562-5500 or [espanol@cityofgoleta.org](mailto:espanol@cityofgoleta.org).

**DOCUMENT AVAILABILITY/STAFF CONTACT:** The Planning Commission staff report will be posted at least 72 hours prior to the meeting on the City's web site at [www.cityofgoleta.org](http://www.cityofgoleta.org). The Final IS-MND for the Hollipat Parking lot will be posted to the City's website at least 10 calendar days prior to the Planning Commission hearing.

**Note:** If you challenge the City's final action on this Project in court, you may be limited to only those issues you or someone else raised in written or oral testimony and/or evidence provided to the City on or before the date of the public hearing (Government Code Section 65009(b) [2]).

**Note:** In compliance with the Americans with Disabilities Act, if you need assistance to participate in this hearing, please contact Deborah Lopez, City Clerk, at (805) 961-7505. Notification at least 72 hours prior to the hearing will enable City staff to make reasonable arrangements.

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